



# J.C. KLUCZYNSKI FEDERAL BUILDING

230 SOUTH DEARBORN STREET  
CHICAGO



**Customer Update—July 2006**

This newsletter updates customers and visitors regarding the repairs underway to the exterior curtain wall of the J.C. Kluczynski Federal Building.

## Project Scope

- Exterior
  - Remove and Replace Exterior Caulk/ Sealant at the perimeter of Window Frames
  - Clean Exterior Window Frames/ Aluminum Louvers
  - Mitigate/ Wash/ Prime and Paint all exterior metal surfaces
  - Miscellaneous Exterior Steel Repairs
  - Wash All Windows.
- Interior
  - Remove and Replace all Window Gaskets
  - Replace select Window Frames and Glass
  - Drill Weeps at the base of Mullion Tubes (These weep holes will prevent the interior mullion tubes from entrapping water through seepage/ leakage at exterior joints which could result in their rupture through a freeze-thaw cycle)
  - Apply a Blast Resistant Film to the interior surface of the curtain wall.

## Project Schedule

- The project remains on schedule for substantial completion by December 2006.

Note: All workers have obtained security clearances from the Department of Homeland Security and will be accompanied by a security guard where necessary.

## Project Update

- Exterior Caulk and Sealant removal is 88% complete
- Exterior Frames and Louver cleaning is 56% complete
- 27% of the Exterior Metal Surfaces have been mitigated and primed. The final top coat has been applied to approximately 18% of the exterior
- Exterior Steel Repairs are approximately 50% complete
- Interior Weep Holes have been drilled at 95% of the locations
- Window Gaskets have been replaced at 98% of the windows. Note: The contractor has not yet completed a punch list on this work and will be reinstalling all gaskets that have come loose.
- Window Frame Replacement is 12% complete
- Blast Resistant Film application has just commenced

Overall the work at JC Kluczynski Federal Building is 40% complete as of the end of June 2006.



*Curtain Wall Repairs in Progress*



## Construction Team

Owner: General Services Administration  
Construction Manager: Vistara Construction Services, Inc.  
Design Builder: Berglund Construction Company  
Project Architect: Kellermeyer, Godfry and Hart

## Contact Person

Tim Gabrish (Property Mgr.) 312-353-3460



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Page 2

## Exterior Painting/ Sealant

- What about Fumes from Paint/ Exterior Sealant Work?

The project team in conjunction with the property management team has installed 'Activated Charcoal Filters' at air intakes. This dramatically reduces the infiltration of fumes from the paint application.

Alcohol based solvents (Xylol and Isopropyl alcohol) are used for cleaning prior to the application of sealant. The Building Management has made adjustments to the Mechanical Systems to minimize the infiltration of all exterior vapors while keeping in mind that it is still dependent on the condition of existing window seals and wind direction.

The paint products being used on this project meet the standards and guidelines established for 'Material Safety' and are approved for their intended use - namely exterior paint application.

- What is the status of Exterior Painting?

- Paint mitigation is carried out during the 2nd shift (night time) and is 27% complete on the North Elevation.
- Paint Primer (which is a day shift activity) is in progress at the North Elevation and is about 27% complete. Work on the West Elevation will commence 7/15.
- Finish Coat application (also a day shift activity) is 18% complete on the North Elevation.
- All work progresses from the highest floor to the lowest.
- The paint approved for this project is dry to touch within 24 hours but has a cure period of 5 days. The majority of fumes will dissipate within 24-48 hours, though this is dependent upon the surface area receiving a final coat. (Typically between 5-10 floors at a time)



*Exterior Curtain Wall Painting in Progress*



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